

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
(301) 887-4500
JANUARY 16, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: FREAKNESS HOMES, INC.
Location: CORNER OF SW/S NECKER AVENUE
Item No.: 268 Zoning Agenda: JANUARY 22, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 22

REVIEWER: *Noted and Approved*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 23, 1991
FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for January 22, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 266, 270, and 274.

For Items 268, 275, 276 and 277, the previous County Review Group Comments are still applicable.

For Item 272, the driveway location shown would require the relocation of Pole #140031. Also, an extension of the public sanitary sewer in Ellinwood Road or Hazelwood Avenue may be required to serve this property.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County Government
Planning Board
401 Bosley Avenue
Towson, MD 21204
887-4211
April 22, 1991

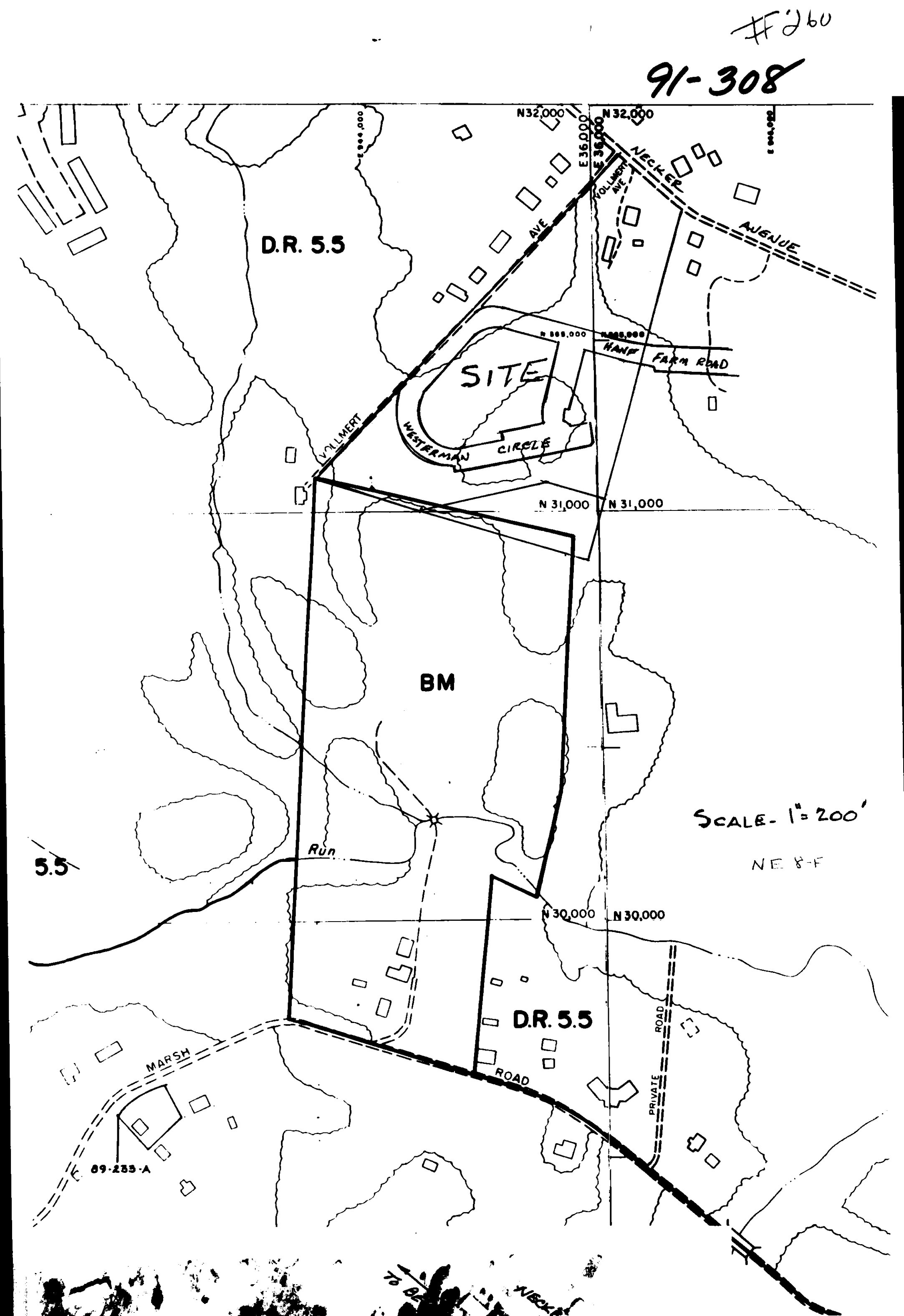
TO: Ann M. Nastarowicz
Deputy Zoning Commissioner
FROM: P. David Fields, Secretary
to the Planning Board
SUBJECT: Fourth Amended Final Development
Plan, "Silver Hill Farm West"

Pursuant to Section 1801.3A.7.b.1 of the Baltimore County Zoning Regulations, the proposed Fourth Amended Final Development Plan of "Silver Hill Farm West" was approved by the Baltimore County Planning Board at its meeting on April 16, 1991. The proceedings on this Plan may now be concluded.

David Fields
P. David Fields

PDE/TD/prh
MISSRDGE/TXTPRH

cc: Frank Fisher
Newton A. Williams, Esq.



NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. BENNER
WILLIAM R. ENGLEHART, JR.
STEPHEN J. NOLAN
ROBERT L. HANLEY, JR.
ROBERT S. GUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CANILL, JR.
LOUIS G. CLOSE, III
E. BRUCE JONES**
KERA L. HOSKIN
GREGORY J. JONES
*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY
LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(301) 823-7800
TELEFAX (301) 296-2765
WRITER'S DIRECT DIAL
823-7856

April 19, 1991

The Honorable Ann M. Nastarowicz
Deputy Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Dear Commissioner Nastarowicz:

RE: Favorable Planning Board Recommendation
and Approval of proposed, 4th Amended
Final Development Plan, Silver Hill Farm West,
Zoning Variance and Final Development Plan
Amendment Case No. 91-308-A

We are very pleased to tell you that the Planning Board at its regular meeting on Thursday, April 18th, approved the proposed Final Development Plan Amendment.

As you will recall during the discussion at the recent hearing, the need for Planning Board approval was discussed, and the way is now clear for you to decide the various variances requested.

Thanking you and your staff for your consideration of this matter, I am -

Respectfully,

Newton A. Williams
Newton A. Williams

NAW/psk

cc: Freakness Homes
Attention: Mr. Louis Brietenother
Pulte Homes, Inc.
Mr. Mike Shraeder
Mr. Jebb Bittner
Stephens & Associates
Attention: Mr. Charles Stark

NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
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TELEFAX (301) 296-2765
WRITER'S DIRECT DIAL
823-7856

April 10, 1991

Mr. Frank Fisher, Chief
Current Planning Division
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Fisher:

RE: Proposed 4th Amended Final
Development Plan
Silver Hill Farm West
Zoning Variance and Final
Development Plan Amendment
Case No.: 91-308-A
REQUESTED PLANNING BOARD APPROVAL OF PROPOSED
FINAL DEVELOPMENT PLAN AMENDMENT

Pursuant to better practice, Deputy Commissioner Nastarowicz during the advertised and posted Variance and Final Development Plan Amendment hearing on April 9, 1991, has directed that the proposed amendment to the Final Development Plan for Silver Hill Farm West be brought before the Planning Board in accordance with the Baltimore County Zoning Regulations.

We wish to thank everyone involved for placing it on the April 18th Planning Board agenda, since Deputy Commissioner Nastarowicz will be leaving office sometime in May, necessitating this early consideration.

As we brought out at the Hearing, this is a companion case to an earlier Silver Hill Farm case, Case No. 90-352-A.

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

Charles Stark *658 Kensington Dr.*
G.W. Stephens & Assoc. Inc.

Louis J. Brietenother

11 H Gwynns Mill Ct.

OWINGS MILLS, MD

21117

Bernard Williams

12605 Dulany Way

Amphlett Corp.

Phoenix Md. 21131

Newton A. Williams

700 Court Towers, 21204





A. Typical End Unit - Silver Hill Farms - side Entry, Stairway, Windows, Dining Room Window

Silver Hill Farms



B. Looking E on Ham Farm Road.

PETTINGER
EXHIBIT 2



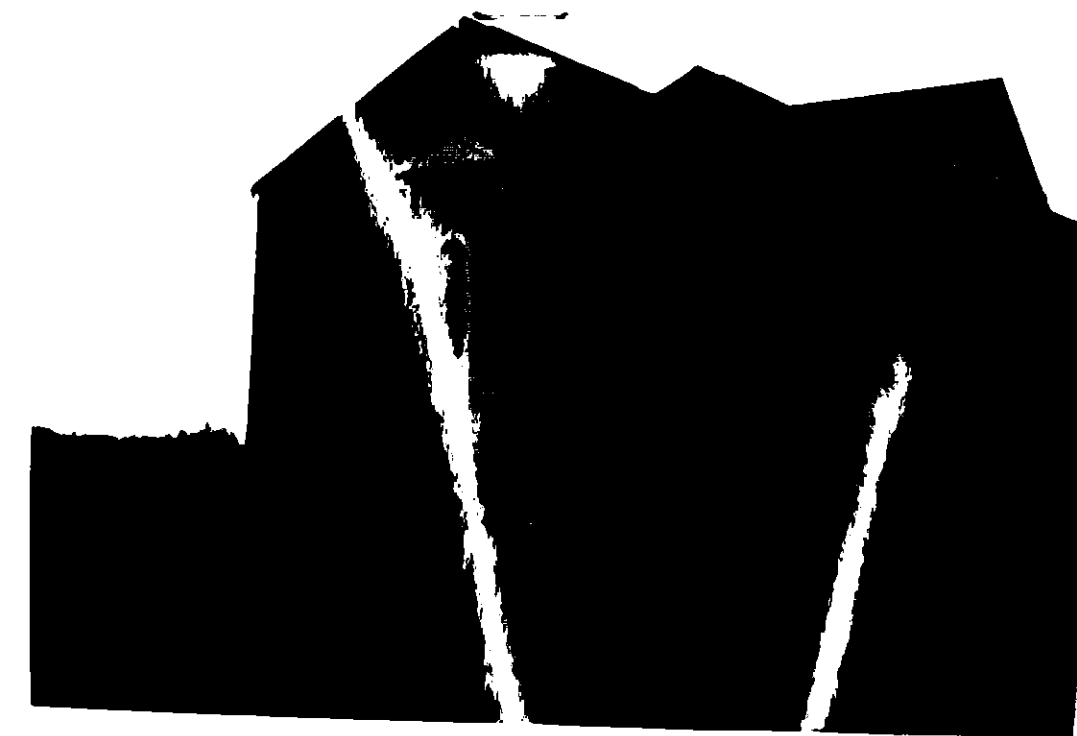
G. N/S Western Circle



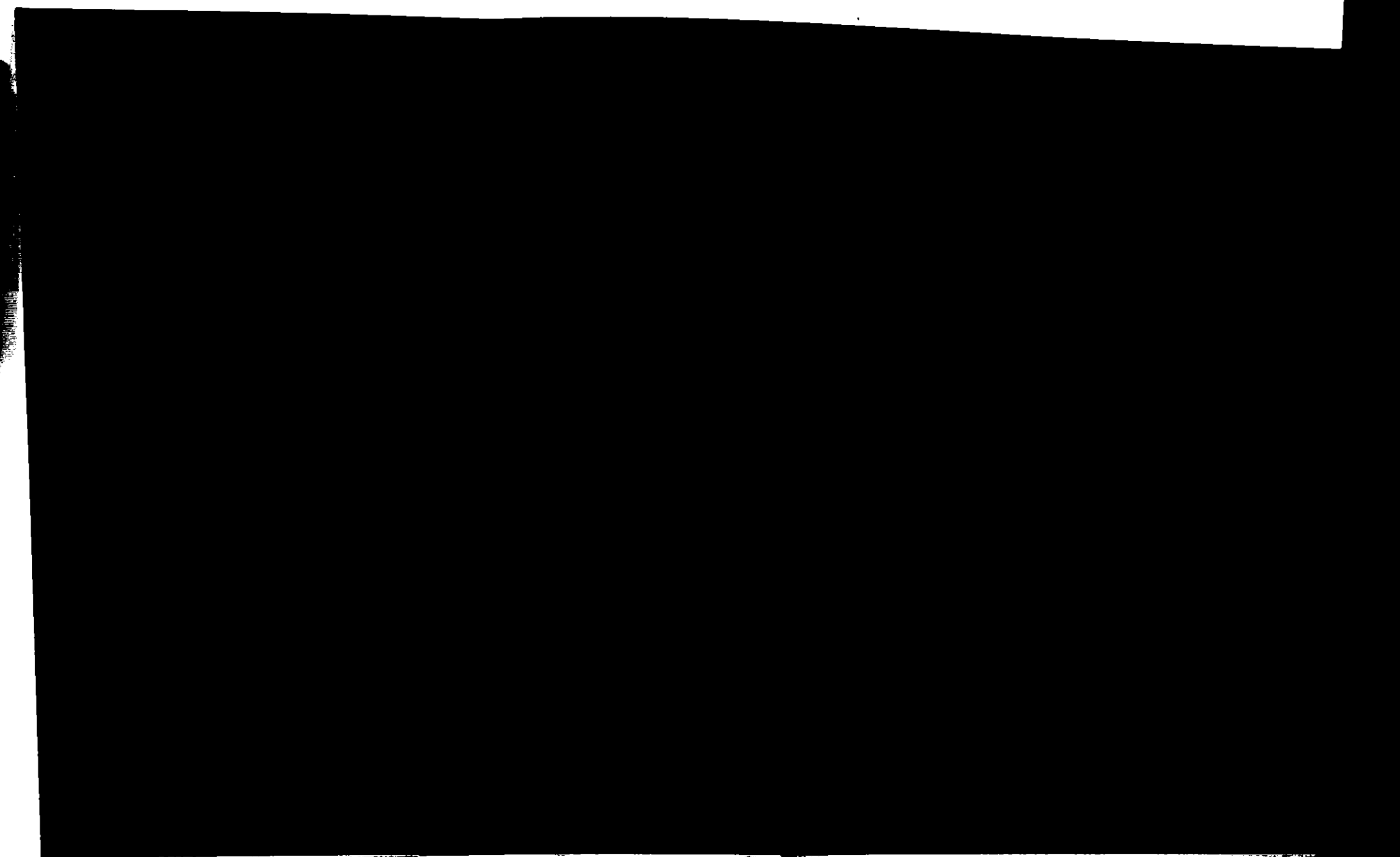
H. Looking SW from Silver Hill Farms across Route 43 under construction



E. Typical offset view of Townhouses

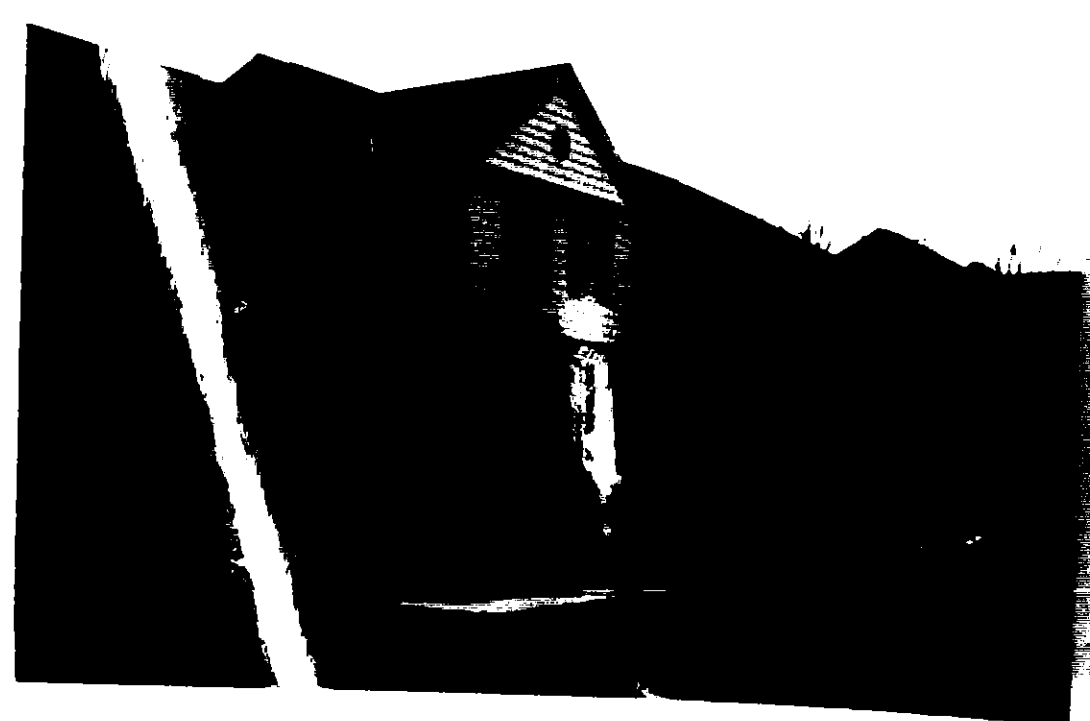


F. Perspective view of front



C. Full and elevation

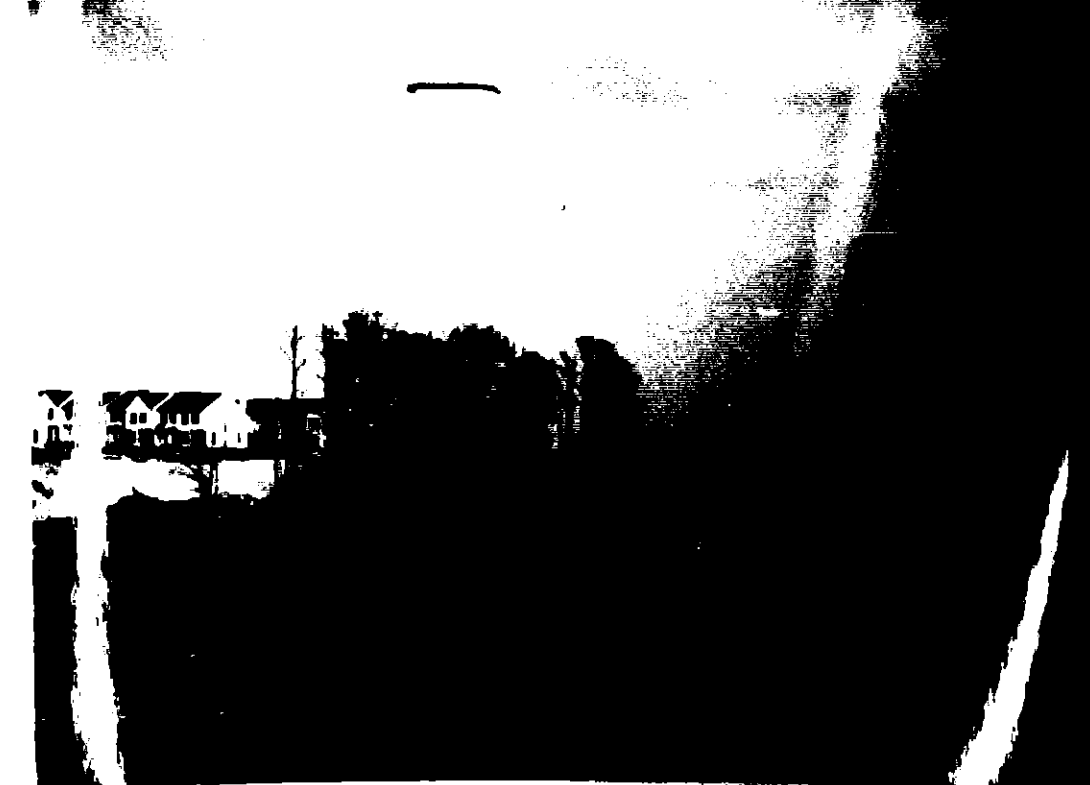
Silver Hill Farms



D. Offset front



I. Looking W on Western Circle

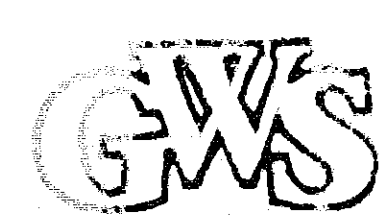


V. Looking NE across Rte. 43 at Silver Hill Farms.

VARIANCES REQUESTED

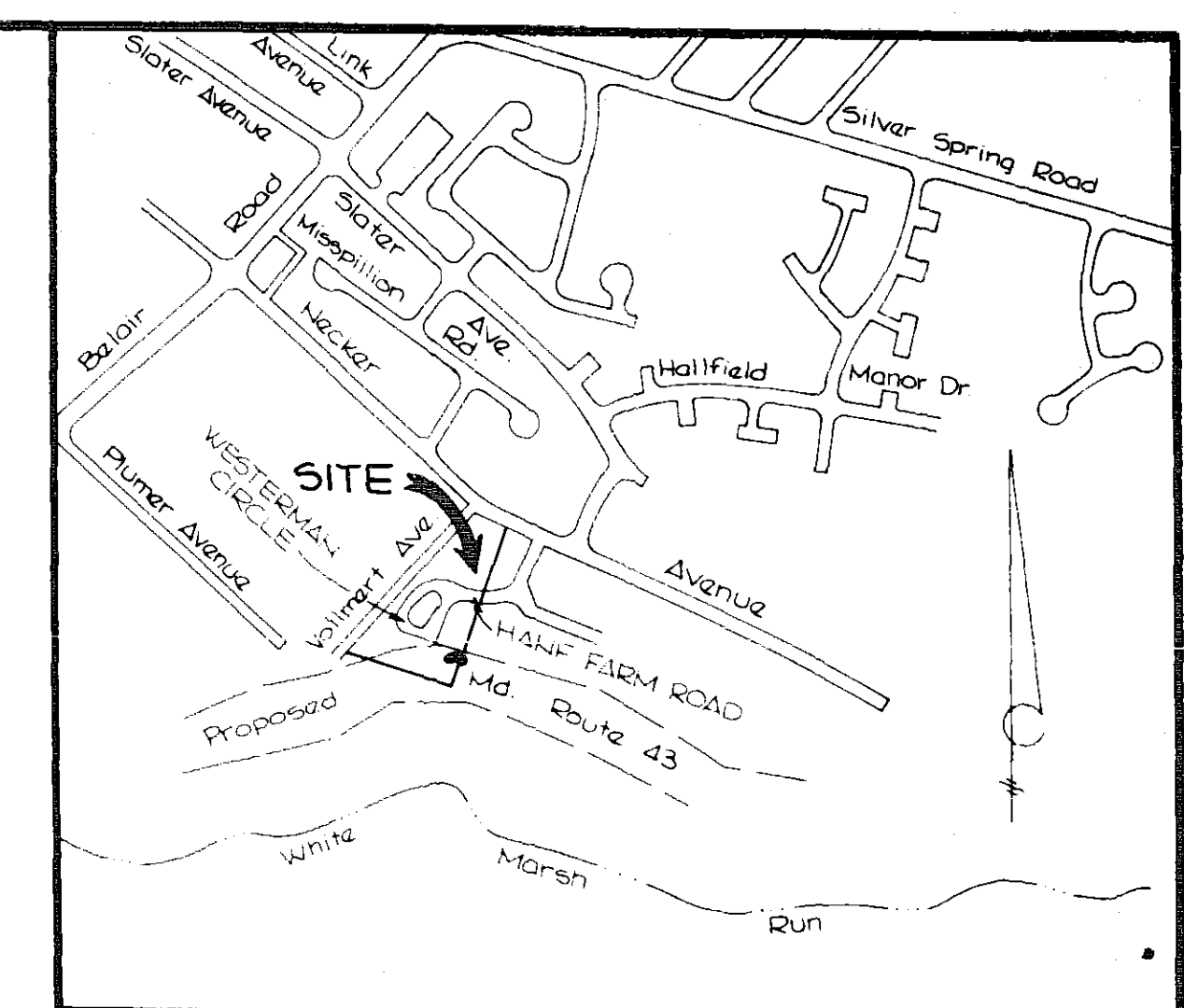
1. TO SECTION 1801.2C.1 TO PERMIT A DISTANCE BETWEEN BUILDINGS WITH ABOVE GRADE ELEVATIONS OF MORE THAN 25 FEET BUT NOT MORE THAN 30 FEET OF 24.5 FEET IN LIEU OF THE REQUIRED 30 FEET - LOTS 6 & 5 BLOCK B, LOTS 15, 16, 22, 23 BLOCK C
2. TO SECTION 1801.2C.2B TO PERMIT A DISTANCE BETWEEN THE CENTERS OF FACING WINDOWS OF 25 FEET IN LIEU OF THE REQUIRED 40 FEET - LOTS 15 & 16 BLOCK C
3. TO VB 6 (CMDP) TO PERMIT A DISTANCE FROM WINDOW TO RIGHT OF WAY LINE OF 16.0 FEET IN LIEU OF THE REQUIRED 25 FEET - LOT 1 BLOCK B, LOTS 1 & 7 BLOCK C
4. TO VB 6B (CMDP) TO PERMIT A DISTANCE FROM WINDOW TO PROPERTY LINE OF 15.0 FEET IN LIEU OF THE REQUIRED 15 FEET - LOT 4 BLOCK B, LOTS 15, 16, 22 BLOCK C
5. TO VB 7 (CMDP) TO PERMIT A PRIVATE YARD SPACE OF 420 SQUARE FEET IN LIEU OF THE REQUIRED 500 SQUARE FEET - LOTS 18 AND 20 BLOCK C

Note: No Houses Shall Exceed 30 Feet



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 556 KENILWORTH DRIVE, SUITE 110
 TOWSON, MARYLAND 21204
 (301) 526-8100

OWNER & DEVELOPER
PREAKNESS HOMES
 1114 CRYSTAL MILL COURT
 OWINGS MILLS, MD 21117
 303 3892



VICINITY MAP
SCALE: 1"=1000'

DENSITY TABULATION

GROSS AREA	109.4 AC
NET AREA	100.0 AC
EXIST. ZONE	RM-2.5-35B-20
PROPOSED ZONE	RM-2.5-35B-20
UNITS PERMITTED	980 S.F. 22
UNITS PROPOSED	980 S.F. 22
EXISTING DWELLING	19 INDIVIDUAL DWELLINGS
PROPOSED DWELLING	19 INDIVIDUAL DWELLINGS
TOTAL UNITS	19
PARKING REQUIRED	19 SPACES
PARKING PROVIDED	19 SPACES
OPEN SPACE REQUIRED	420 S.F. 10.69 AC
OPEN SPACE PROVIDED	420 S.F. 10.69 AC

PETITION EXHIBIT 1

PLAT TO ACCOMPANY PETITION FOR VARIANCE
 AND TO AMEND FINAL DEVELOPMENT PLAN
 PART OF
SILVER HILL FARM-WEST
 S.M. 60/135

ELECTION DISTRICT 11
 SCALE: 1"=50'
 BALTIMORE COUNTY, MD.
 NOVEMBER 15, 1990

STEVEN L. PLUTSCHAK
6450/612

ZONING COMMISSIONER'S NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER ON THE BASIS OF HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIED WITH PRESENT POLICY, PLANS AND BULK CONTROLS AS THEY ARE ORDEAINED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED INTO ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

LANDSCAPE PLAN NOTE:
A LANDSCAPE PLAN MUST BE APPROVED BY
THE OFFICE OF PLANNING PRIOR TO THE
ISSUANCE OF A BUILDING PERMIT.

NOTES:

1. SITE IS 30% WOODED, 70% GRASS- & SCRUB
2. CRG. APPROVED - 8/6/87
3. EXISTING DWELLING @ 4303 HECKERLE TO REMAIN
4. INTENT TO BE SOLD
5. WHEN OFF-LAND IS SOLD AND BELONGS TO THE DWELLING UNIT, A MINIMUM AREA (CONTIGUOUS) OF 500 SQ. FT. IS REQUIRED. A DEPTH OF 15' NO. PARKED OR COVERED AREAS IN THIS SPACE.
6. PARKING AREAS AND DRIVEWAYS WILL BE PAVED IN ACCORDANCE WITH SECT. 1X, 2 & 3 OF M.C.P. OR 8-111 WITH BITUM. ADM. CONCRETE.
7. REFUSE COLLECTION WILL BE PROVIDED BY SALTO. OR SANITATION DEPT. IN RIGHT OF WAY.

GWS

**GEORGE WILLIAM STEPHENS,
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-6120

REV. 1-22-88. ADDED SECONDLINE ON VOLUME 105 A
ADJUNCT TO SUM VONB.
REV. 5-5-88 COMMENTS FROM REVIEW DATED 3-28-
COMPLIED WITH.
REV. 7-19-85 UTIL CASE 406 INDY REEL SETBACKS
REV. 9-2-88 S.W.M FACILITY REV. 57-000 DE WATER EFF.
REV. 9-7-88 (SEE 1ST AMENDED REASON)
REV. 4-25-69 (SEE 2ND AMENDED REASON)

1. REASONS FOR 4TH AMENDMENT 4-8-91

TO SECTION 1801-32-1 TO PERMIT A DISTANCE BETWEEN BUILDING WITH A GRASSY LOT OF 10 FEET IN LIEU OF THE REQUIRED 15' THAN 30 FEET. 24.5' IN LIEU OF THE REQUIRED 30'.
LATERAL 15' IN LIEU OF THE REQUIRED 30'.

TO SECTION 1801-32-1 TO PERMIT A DISTANCE BETWEEN THE CENTERS OF FACING WINDOWS OF 25 FEET IN LIEU OF THE REQUIRED 40 FEET. 15' TO 15' & 10' BLOCK C.

TO V.B. G. (CM/DP) TO PERMIT A DISTANCE FROM WINDOW TO RIGHT OF WAY LINE OF 6 FEET IN LIEU OF THE REQUIRED 25 FEET LOT 1 BLOCK B. 15' TO 18' BLOCK C.

TO V.B. G. (CM/DP) TO PERMIT A DISTANCE FROM WINDOW TO PROPERTY LINE OF 15 FEET IN LIEU OF THE REQUIRED 15' LOT 1 BLOCK B. 15' TO 15' & 10' BLOCK C.

TO V.B. T. (CM/DP) TO PERMIT A PRIVATE VARY SPACE OF 40' SQUARE IN LIEU OF THE REQUIRED 300' SQUARE. LOT 15 & 20. BLOCK C.

OWNER & DEVELOPER
PREAKNESS - SILVER HILL FARM WEST INC
11-H GWYNNS MILL COURT
OWINGS MILLS, MD 21117
363-3892

RM-21 DISTANCES BETWEEN BUILDINGS
(FACING ELEVATIONS) (Rev. 10-25, 1-53)

Notwithstanding the diagram of storage buildings located in Division 7.8.3 of the C.M.S.P., and in accordance with policy RM-20 and P-13, the following policy is proposed for all applications of the facing elevation P-13 in the C.M.S.P.:

- all building heights will be determined by the application of policy RM-20 and P-13.
- The lesser height portions of facing elevations (15' x 25' feet) must meet the distance requirement for the full distance (15', and the greater height portions (25' x 40' feet) must meet the distance requirement.
- If no differences height elevations face each other as shown in Division 17, the greater height (25') will determine the required separation.

3. WINDOWS TO WINDOWS 40' MIN.

40' MIN. SEPARATION

25' 15' 40' 15'

7. FOR HEIGHT LESS THAN 25' - MIN. DIST. - 40'
8. FOR HEIGHT 25' - 25' - MIN. DIST. - 25'
9. FOR HEIGHT 25' - 40' - MIN. DIST. - 30'

• SETBACK DETAIL
NO SCALE

TYPICAL SETBACK DETAIL
PER S&T V.B.G.G, CHDP
4th

OFFICE OF PLANNING & ZONING	
APPROVED BY:	
DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

PETITIONERS
 EXHIBIT 3
 DEVELOPMENT PLAN
 J. L. FARM - WEST
 BALTIMORE COUNTY, MARYLAND
 JULY 10, 1989
 DATE: JANUARY 5, 1988

DENSITY TABULATION:

GROSS AREA : 9.94 ACRES
NET AREA : 7.81 ACRES
DENSITY ZONE : DW-5.5 : 0.58 AC/A
RATIO : 0.36
EXIST. UNITS PERMITTED : 150 (5.5 : 52.5%)
UNITS PROPOSED : 1. EXISTING DWELLING
19 SINGLE DWELLINGS
26 TOWNHOUSES
TOTAL : 46 DWELLING UNITS
PARKING REQUIRED : 175 x 26 + 46 SPACES = 86 SPACES
2 x 20' x 40'
45 SPACES (9 x 18')
SPACE PROVIDED : 650 SQ FT x 46 = 0.69 AC.
OPEN SPACE REQUIRED : 1.86 AC.

NOTE:
SUBDIVISIONED : 22
WATERSHED : 6
CONCRETE TRACT : 213.05
MOUNCILMANIC DISTRICT : 5
WHITE MARSH DRAINAGE AREA

NOTES: ADEQUATE LANDSCAPE SCREENING MUST BE PROVIDED FOR ANY LOTS WITH REAR'S ORIENTED TOWARD VOLLMERT AVENUE, NECKER AVENUE OR MD RTE. 43.
SIDEWALKS TO BE PROVIDED.
DECKS OR OTHER PROJECTIONS FROM BUILDINGS MAY NOT EXTEND INTO THE R.T.A AREA ON LOTS 6 TO 15, BLOCK B AND LOT 25, BLOCK C.










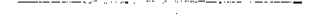
PETITIONER
 EXHIBIT 3

DEVELOPMENT PLAN
MILL FARM - WEST
LAND PROPERTY
101 - BALTIMORE COUNTY, MARYLAND
JULY 10, 1969
DATE: JANUARY 5, 1968

[illegible]

VICINITY MAP
SCALE: 1"=1000
BENCH MARK: 1156A ELEVATION: 221.75
DESCRIPTION: D CUT TOP CONC. CURB N.E. SIDE OF
NECKER AVE. 30' S.E. OF E BLUE STONE
CORN. 42' S.E. OF 1156A.

LEGEND:

	PROPERTY / TEN LINE
	EXISTING CONTOURS
	PROPOSED GRADES
	BUILDING ENVELOPE
	PROPOSED CURB & GUTTER
	REFUSE PAD
	STREET LIGHT
	SANITARY DRAIN & M.
	WATER / VALVES & FIRE HYDR.
	STORM DRAINS / INLETS & M.